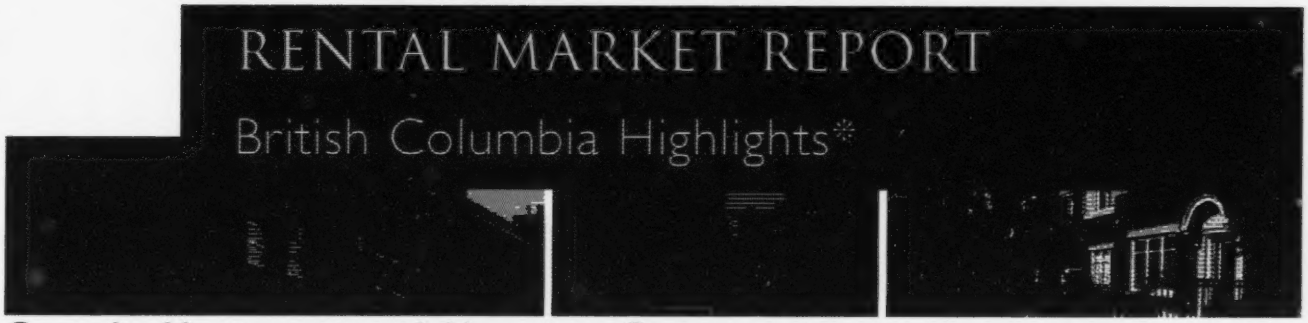
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

British Columbia Highlights*



Canada Mortgage and Housing Corporation

Release Date: Fall 2007

Figure 1

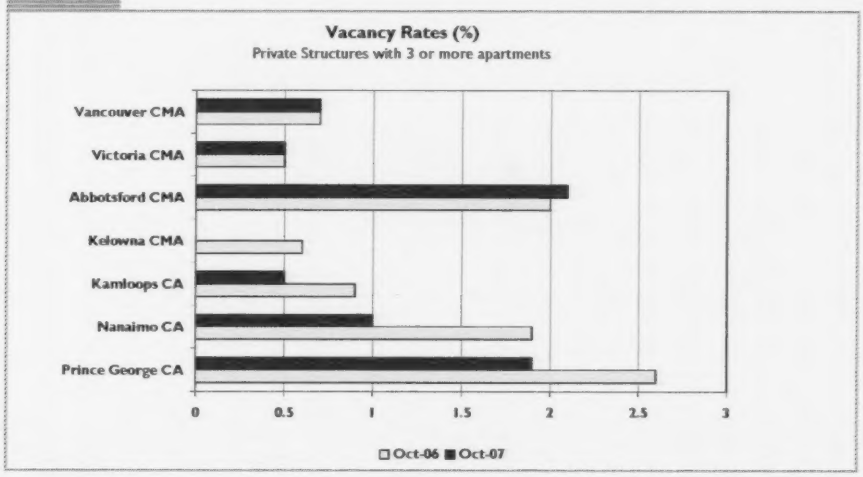
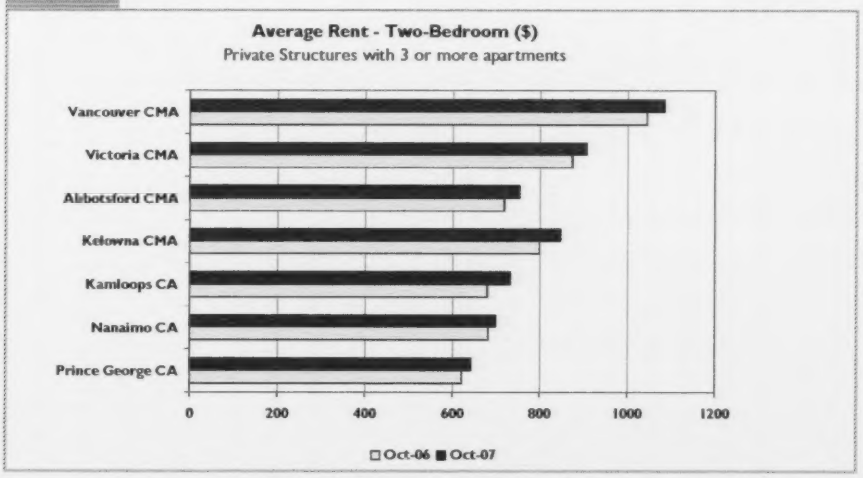


Figure 2



*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

BC Vacancy Rate Moves Lower

- The apartment vacancy rate in BC declined for the fourth consecutive year. The provincial vacancy rate was just one per cent in October, compared to 1.2 per cent one year earlier.
- Most centres recorded lower apartment vacancy rates this year with many reporting vacancy rates below one per cent. Apartment vacancy rates in the Victoria and Vancouver Census Metropolitan Areas (CMAs) remained unchanged from October 2006 levels, at 0.5 and 0.7 per cent, respectively.
- Based on a sample of rental structures common to both the 2006 and 2007 rental market surveys, the average rent for a two bedroom apartment increased 5.5 per cent.

Canada

CMHC SCHL
HOME TO CANADIANS

British Columbia's growing economy, expanding employment and higher levels of migration contributed to lower rental vacancy rates this year. Twelve of the province's 27 urban centres reported vacancy rates below one per cent. The average rent for a two bedroom apartment was $922 in October 2007.

Growth in the provincial economy has been broad-based, driven by consumer spending, residential and non-residential investment, and exports. Many of the province's resource-dependent communities reported lower rental vacancy rates in October 2007 compared to one year prior. Port Alberni, Campbell River, Kamloops, Prince George and Quesnel recorded a decline in rental vacancy rates this year. Global demand for key exports such as pulp, copper and zinc, has been one factor attracting people to these regions, generating jobs and driving rental vacancy rates lower. Williams Lake, Dawson Creek and Fort St. John bucked the trend with slightly higher vacancy rates.

Improved job opportunities contributed to rental demand across the province this year, particularly among the younger population, who tend to be renters. For persons aged 15-24, the unemployment rate was 6.8 per cent in October 2007, compared to 7.7 per cent in October 2006.

Population growth-related demand for rental housing has increased, particularly in urban centres where many new immigrants choose to live. Large numbers of people are moving to the province from other countries, and they are more likely to rent before buying. Many of these new arrivals located in the Lower Mainland, adding to the nearly 45,000 people who moved to BC during the past year. Vancouver's rental vacancy rate was unchanged at 0.7 per cent.

The gap between the cost of renting and the cost of owning a home has increased and added to rental demand. Monthly mortgage payments on a condominium apartment increased as home prices and interest rates have moved higher. The average rent for a two-bedroom apartment in BC's urban centres increased 5.5 per cent between October 2006 and October 2007.

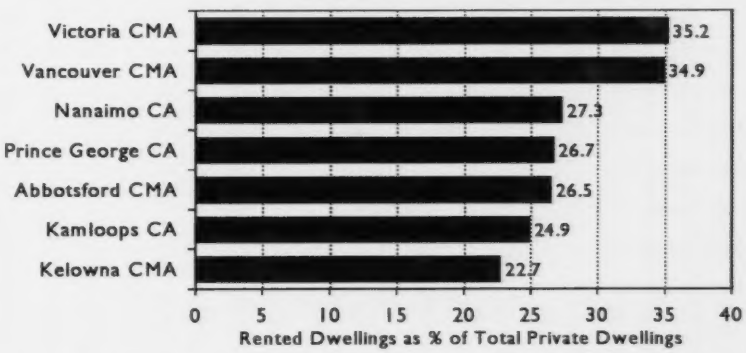
With the high cost of land, building materials and shortage of labour, an increasing share of new developments is in multiple-unit projects. These projects are taking longer to build because of the increasingly complex design – incorporating mixed use (residential and non-residential) – but also reflecting delays in construction due to capacity constraints. Longer completion times mean those renters who had purchased units in buildings under construction have to wait longer, putting downward pressure on vacancy rates.

In conclusion, on the demand side, increased job opportunities, the rising cost of homeownership, immigration and longer completion times on new multiple-unit projects were responsible for boosting rental demand in British Columbia.

On the supply side, there have been very few new rental projects built in BC during the last year. Average rents have not increased at the same pace as construction and land costs, making the financing of new rental projects challenging. Renters are turning to the secondary rental market, which includes secondary suites and investor owned condominiums, to meet their housing needs.

Figure 3

Share of Renters Varies Across BC's Major Urban Centres



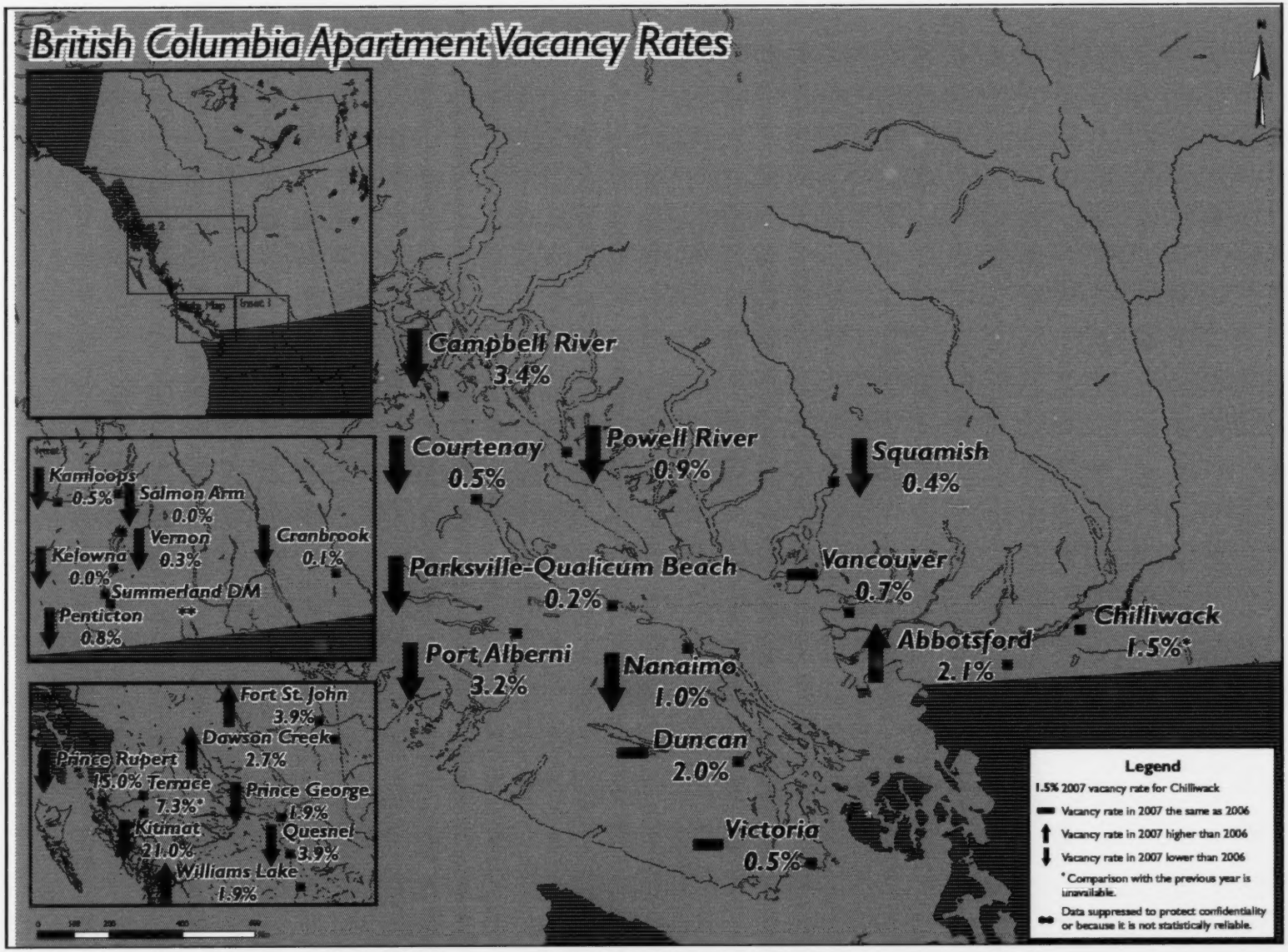
Source: Statistics Canada, Census 2006

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2006 vs. $550 in 2007 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2006 and 2007 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.


British Columbia Apartment Vacancy Rates
Campbell River
3.4%
Courtenay
0.5%
Powell River
0.9%
Squamish
0.4%
Kamloops
0.5%
Salmon Arm
0.0%
Vernon
0.3%
Cranbrook
0.1%
Kelowna
0.0%
Summerland DM
**
Penticton
0.8%
Parksville-Qualicum Beach
0.2%
Vancouver
0.7%
Chilliwack
1.5%*
Abbotsford
2.1%
Port Alberni
3.2%
Nanaimo
1.0%
Duncan
2.0%
Victoria
0.5%
Fort St. John
3.9%
Dawson Creek
2.7%
Prince Rupert
15.0%
Terrace
7.3%*
Prince George
1.9%
Kitimat
21.0%
Quesnel
3.9%
Williams Lake
1.9%
Legend
1.5% 2007 vacancy rate for Chilliwack
Vacancy rate in 2007 the same as 2006
Vacancy rate in 2007 higher than 2006
Vacancy rate in 2007 lower than 2006
* Comparison with the previous year is unavailable.
** Data suppressed to protect confidentiality or because it is not statistically reliable.

TABLES INCLUDED IN THE BRITISH COLUMBIA PROVINCIAL HIGHLIGHT REPORT

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1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA	3.2 a	3.3 b	1.8 a	2.2 a	2.1 a	2.0 a	0.0 a	0.0 d	2.0 a	2.1 a
Campbell River CA	6.7 a	2.4 a	3.7 a	4.6 a	4.1 a	3.0 a	2.2 a	0.0 a	4.0 a	3.4 a
Chilliwack CA (1)	n/s	4.6 c	n/s	2.0 a	n/s	0.7 a	n/s	0.0 c	n/s	1.5 a
Courtenay CA	0.0 c	0.8 a	1.1 a	0.8 a	1.2 a	0.2 a	0.9 a	1.7 a	1.1 a	0.5 a
Cranbrook CA	14.3 a	0.0 a	0.9 a	0.3 a	0.7 a	0.0 a	2.1 a	0.0 a	1.2 a	0.1 a
Dawson Creek CA	3.2 b	2.8 a	2.1 b	2.6 a	2.4 c	1.9 a	6.4 a	10.0 a	2.5 a	2.7 a
Duncan CA	1.4 a	0.0 a	2.1 a	2.7 a	2.0 a	1.4 a	0.0 a	2.8 a	2.0 a	2.0 a
Fort St. John CA	0.0 a	**	0.7 a	5.8 a	1.1 a	2.2 a	0.0 c	**	0.8 a	3.9 a
Kamloops CA	0.6 a	0.6 a	1.2 a	0.6 a	0.7 a	0.3 a	1.1 a	0.0 a	0.9 a	0.5 a
Kamloops Zone 1-South Shore	0.7 a	0.0 a	0.1 a	0.3 a	0.0 a	0.1 a	1.4 a	0.0 a	0.2 a	0.2 a
Kamloops Zone 2-North Shore	0.0 a	3.7 a	2.6 a	1.0 a	1.4 a	0.6 a	0.0 a	0.0 a	1.9 a	0.8 a
Kelowna CMA	0.0 b	0.0 c	0.7 a	0.1 b	0.7 a	0.0 b	0.9 a	0.0 b	0.6 a	0.0 b
Kitimat CA	39.1 a	37.4 a	31.9 a	23.9 a	35.2 a	19.5 d	**	**	34.9 a	21.0 a
Nanaimo CA	6.2 c	1.5 a	0.8 a	0.8 a	2.0 a	1.1 a	3.5 d	2.6 c	1.9 a	1.0 a
Parksville CA	0.0 a	0.0 a	1.1 a	0.0 a	0.7 a	0.2 a	0.0 a	0.0 a	0.7 a	0.2 a
Penticton CA	3.5 a	1.4 a	1.4 a	0.6 a	2.1 a	0.8 a	0.0 a	0.0 a	1.9 a	0.8 a
Port Alberni CA	4.7 a	3.6 a	5.8 a	3.7 a	3.9 a	2.8 a	2.6 a	0.0 a	4.8 a	3.2 a
Powell River CA	0.0 a	0.0 a	0.7 a	0.0 a	2.7 a	2.0 a	4.8 a	**	1.8 a	0.9 a
Prince George CA	7.4 c	2.7 a	4.7 d	2.5 a	1.2 a	1.8 a	0.2 b	0.6 a	2.6 b	1.9 a
Prince George Zone 1-Downtown	9.4 c	3.5 b	8.9 c	4.0 a	2.2 a	1.8 a	0.0 a	**	5.6 b	2.8 a
Prince George Zone 2-Outlying	4.5 d	1.4 a	1.5 b	1.5 a	0.7 a	1.7 b	0.3 b	0.7 a	1.0 a	1.4 a
Prince Rupert CA	**	**	17.8 a	10.8 a	16.5 a	19.4 d	28.3 a	9.8 c	20.5 a	15.0 c
Quesnel CA	13.3 a	**	5.7 a	3.8 c	10.4 c	4.3 b	0.0 a	**	8.3 b	3.9 b
Salmon Arm CA	18.2 a	0.0 a	2.4 a	0.0 a	0.0 a	0.0 a	0.0 a	**	1.7 a	0.0 a
Squamish CA	0.0 a	0.0 a	4.6 a	0.0 a	7.0 a	0.9 a	3.1 a	**	4.6 a	0.4 a
Summerland D.M.	n/u	n/u	**	**	**	**	**	**	**	**
Terrace CA	**	**	**	0.9 a	**	9.9 c	0.0 a	12.5 a	**	7.3 c
Vancouver CMA	0.5 a	0.5 a	0.7 a	0.7 a	1.0 a	1.0 a	1.3 a	1.2 a	0.7 a	0.7 a
Vernon CA	0.0 a	0.0 a	0.8 a	0.3 a	0.4 a	0.3 a	0.0 a	0.8 a	0.5 a	0.3 a
Victoria CMA	0.4 a	0.8 a	0.6 a	0.6 a	0.4 a	0.4 a	0.2 a	0.7 a	0.5 a	0.5 a
Williams Lake CA	11.0 a	**	0.6 a	0.5 a	0.0 b	2.5 a	**	**	0.4 a	1.9 a
British Columbia 10,000+	**1.1 a**	**0.9 a**	**0.9 a**	**0.9 a**	**1.5 a**	**1.2 a**	**2.0 a**	**1.3 a**	**1.2 a**	**1.0 a**

1Chilliwack data has been suppressed. In performing a quality review of survey results, data quality inconsistencies were identified for this centre that affect the October 2006 survey results.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.2 Private Apartment Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA	494 a	520 a	582 a	610 a	719 a	752 a	781 a	841 a	653 a	676 a
Campbell River CA	416 a	453 a	507 a	527 a	580 a	623 a	666 a	695 a	551 a	585 a
Chilliwack CA (1)	n/u	467 a	n/u	573 a	n/u	712 a	n/u	744 a	n/u	634 a
Courtenay CA	399 b	449 a	523 a	554 a	617 a	655 a	604 a	673 a	577 a	611 a
Cranbrook CA	386 a	378 b	476 a	500 a	565 a	593 a	651 a	688 a	535 a	563 a
Dawson Creek CA	461 a	541 a	523 a	651 a	637 a	792 a	728 a	942 a	563 a	699 a
Duncan CA	433 a	448 a	494 a	548 a	604 a	638 a	728 a	765 a	546 a	586 a
Fort St. John CA	533 a	572 a	643 a	707 a	786 a	833 a	861 a	979 a	714 a	771 a
Kamloops CA	500 a	535 a	565 a	618 a	680 a	732 a	784 a	891 a	620 a	673 a
Kamloops Zone 1-South Shore	511 a	550 a	590 a	646 a	721 a	775 a	816 a	949 a	649 a	706 a
Kamloops Zone 2-North Shore	449 a	461 a	532 a	581 a	630 a	681 a	687 a	694 a	580 a	629 a
Kelowna CMA	524 a	568 a	661 a	715 a	800 a	846 a	834 a	953 a	735 a	785 a
Kitimat CA	382 a	369 a	411 a	410 a	476 a	483 a	**	**	455 a	454 a
Nanaimo CA	455 a	460 a	563 a	581 a	682 a	700 a	812 a	810 a	611 a	625 a
Parksville CA	449 a	443 a	551 a	572 a	606 a	628 a	749 a	758 b	595 a	613 a
Penticton CA	460 a	476 a	550 a	576 a	665 a	688 a	750 a	859 a	594 a	621 a
Port Alberni CA	374 a	407 a	417 a	450 a	537 a	575 a	567 a	633 a	470 a	506 a
Powell River CA	392 a	474 a	480 a	526 a	545 a	596 a	623 a	743 b	516 a	568 a
Prince George CA	470 a	502 a	532 a	552 a	622 a	642 a	677 a	859 a	591 a	634 a
Prince George Zone 1-Downtown	483 a	519 a	535 a	550 a	601 a	623 a	680 a	736 a	566 a	585 a
Prince George Zone 2-Outlying	449 a	470 a	531 a	553 a	631 a	651 a	676 a	876 a	603 a	660 a
Prince Rupert CA	393 a	436 a	511 a	512 a	584 a	622 a	593 a	608 a	537 a	561 a
Quesnel CA	361 b	367 b	414 a	427 a	482 a	527 a	**	**	457 a	484 a
Salmon Arm CA	411 a	417 a	530 a	555 a	651 a	692 a	663 a	**	589 a	624 a
Squamish CA	444 a	525 a	613 a	669 a	706 a	768 a	**	**	639 a	735 a
Summerland D.M.	n/u	n/u	**	**	**	**	**	n/s	560 a	632 a
Terrace CA	410 a	417 a	449 a	493 a	516 a	562 a	610 a	633 a	492 a	533 a
Vancouver CMA	701 a	735 a	816 a	846 a	1,045 a	1,084 a	1,220 a	1,234 a	866 a	898 a
Vernon CA	435 a	463 a	546 a	591 a	654 a	702 a	707 a	730 a	600 a	643 a
Victoria CMA	561 a	589 a	681 a	716 a	874 a	907 a	1,015 a	1,056 a	731 a	765 a
Williams Lake CA	**	426 c	458 a	502 a	545 a	629 a	**	761 b	522 a	591 a
British Columbia 10,000+	**651 a**	**681 a**	**756 a**	**784 a**	**885 a**	**922 a**	**1,002 a**	**1,048 a**	**791 a**	**822 a**

1Chilliwack data has been suppressed. In performing a quality review of survey results, data quality inconsistencies were identified for this centre that affect the October 2006 survey results.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2007 by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	4 b	132	38 a	1,776	36 a	1,840	0 d	40	79 a	3,788
Campbell River CA	1 a	42	17 a	369	17 a	576	0 a	39	35 a	1,026
Chilliwack CA	4 c	90	26 a	1,301	8 a	1,157	0 c	64	38 a	2,612
Courtenay CA	1 a	128	4 a	517	2 a	1,000	2 a	120	9 a	1,765
Cranbrook CA	0 a	15	1 a	302	0 a	529	0 a	48	1 a	894
Dawson Creek CA	2 a	70	11 a	424	5 a	264	3 a	30	21 a	789
Duncan CA	0 a	69	18 a	673	8 a	574	1 a	36	27 a	1,352
Fort St. John CA	**	60	34 a	583	16 a	716	**	27	54 a	1,386
Kamloops CA	1 a	155	10 a	1,589	5 a	1,527	0 a	92	16 a	3,363
Kamloops Zone 1-South Shore	0 a	128	3 a	909	1 a	826	0 a	71	4 a	1,934
Kamloops Zone 2-North Shore	1 a	27	7 a	680	4 a	701	0 a	21	12 a	1,429
Kelowna CMA	0 c	135	1 b	1,737	0 b	2,042	0 b	135	1 b	4,050
Kitimat CA	10 a	28	49 a	207	67 d	344	**	**	127 a	605
Nanaimo CA	4 a	275	12 a	1,646	14 a	1,350	3 c	116	34 a	3,387
Parksville CA	0 a	18	0 a	93	1 a	406	0 a	14	1 a	531
Penticton CA	2 a	142	6 a	942	7 a	864	0 a	18	15 a	1,966
Port Alberni CA	2 a	56	16 a	428	11 a	389	0 a	24	29 a	897
Powell River CA	0 a	9	0 a	289	5 a	249	**	37	5 a	584
Prince George CA	8 a	280	29 a	1,138	26 a	1,490	3 a	518	66 a	3,426
Prince George Zone 1-Downtown	6 b	175	18 a	461	9 a	475	**	66	33 a	1,177
Prince George Zone 2-Outlying	1 a	105	10 a	677	18 b	1,015	3 a	452	32 a	2,249
Prince Rupert CA	**	58	28 a	257	49 d	253	6 c	61	94 c	629
Quesnel CA	**	15	8 c	211	13 b	307	**	**	21 b	547
Salmon Arm CA	0 a	11	0 a	166	0 a	191	**	**	0 a	376
Squamish CA	0 a	27	0 a	78	1 a	114	**	**	1 a	246
Summerland D.M.	n/u	n/u	**	**	**	22	**	**	**	33
Terrace CA	**	30	1 a	112	20 c	203	3 a	24	27 c	369
Vancouver CMA	65 a	12,219	434 a	65,033	247 a	24,827	26 a	2,236	772 a	104,315
Vernon CA	0 a	90	2 a	733	2 a	748	1 a	125	5 a	1,696
Victoria CMA	22 a	2,650	76 a	13,208	27 a	7,034	3 a	444	128 a	23,335
Williams Lake CA	**	4	1 a	204	9 a	361	**	27	11 a	597
British Columbia 10,000+	**144 a**	**16,808**	**822 a**	**94,027**	**596 a**	**49,376**	**55 a**	**4,353**	**1,617 a**	**164,564**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA	5.5 a	4.1 b	3.3 a	3.5 a	3.7 a	3.3 a	2.4 a	0.0 d	3.5 a	3.4 a
Campbell River CA	6.7 a	2.4 a	4.5 a	5.1 a	5.3 a	4.2 a	2.2 a	0.0 a	4.9 a	4.3 a
Chilliwack CA (1)	n/s	8.0 b	n/s	3.7 a	n/s	1.9 a	n/s	4.9 c	n/s	3.1 a
Courtenay CA	0.0 c	0.8 a	2.5 a	1.9 a	1.7 a	0.9 a	1.7 a	5.8 a	1.9 a	1.5 a
Cranbrook CA	19.0 a	0.0 a	3.4 a	0.3 a	1.8 a	0.0 a	4.2 a	0.0 a	2.8 a	0.1 a
Dawson Creek CA	3.2 b	2.8 a	2.1 b	2.6 a	2.4 c	1.9 a	6.4 a	10.0 a	2.5 a	2.7 a
Duncan CA	1.4 a	4.3 a	2.5 a	4.5 a	2.5 a	2.1 a	2.7 a	2.8 a	2.5 a	3.4 a
Fort St. John CA	1.4 a	**	2.9 a	7.9 a	1.8 a	4.2 a	3.6 d	**	2.3 a	5.8 a
Kamloops CA	0.6 a	0.6 a	1.3 a	0.6 a	0.7 a	0.3 a	1.1 a	0.0 a	1.0 a	0.5 a
Kamloops Zone 1-South Shore	0.7 a	0.0 a	0.2 a	0.3 a	0.0 a	0.1 a	1.4 a	0.0 a	0.2 a	0.2 a
Kamloops Zone 2-North Shore	0.0 a	3.7 a	2.7 a	1.0 a	1.4 a	0.6 a	0.0 a	0.0 a	2.0 a	0.8 a
Kelowna CMA	0.8 d	0.8 d	1.3 a	0.5 a	0.9 a	0.4 a	0.9 a	0.0 b	1.0 a	0.4 a
Kitimat CA	39.1 a	37.4 a	31.9 a	23.9 a	35.2 a	19.5 d	**	**	34.9 a	21.0 a
Nanaimo CA	8.2 c	2.9 a	3.0 a	2.0 a	3.3 a	2.3 a	4.4 c	3.4 d	3.6 a	2.3 a
Parksville CA	0.0 a	5.6 a	2.2 a	2.2 a	1.2 a	1.2 a	0.0 a	0.0 a	1.3 a	1.5 a
Penticton CA	4.9 a	2.1 a	2.4 a	1.9 a	2.7 a	0.9 a	0.0 a	0.0 a	2.7 a	1.5 a
Port Alberni CA	4.7 a	7.1 a	6.6 a	4.7 a	4.6 a	4.1 a	2.6 a	8.3 a	5.5 a	4.7 a
Powell River CA	0.0 a	0.0 a	3.1 a	0.7 a	3.4 a	3.7 a	4.8 a	**	3.3 a	1.9 a
Prince George CA	7.8 b	3.1 b	5.4 c	3.7 a	2.5 a	2.7 a	0.5 b	1.0 a	3.5 c	2.8 a
Prince George Zone 1-Downtown	10.1 c	3.5 b	9.6 c	5.2 a	4.0 a	2.9 a	1.7 a	**	6.8 b	3.7 b
Prince George Zone 2-Outlying	4.5 d	2.3 b	2.2 b	2.7 b	1.8 b	2.6 a	0.3 b	1.2 a	1.7 b	2.3 a
Prince Rupert CA	**	**	17.8 a	10.8 a	16.5 a	19.4 d	28.3 a	9.8 c	20.5 a	15.0 c
Quesnel CA	13.3 a	**	8.5 a	4.7 c	11.4 c	5.4 a	0.0 a	**	9.9 a	4.8 b
Salmon Arm CA	18.2 a	0.0 a	3.7 a	0.6 a	1.7 a	0.0 a	11.1 a	**	3.3 a	0.5 a
Squamish CA	0.0 a	3.7 a	4.6 a	0.0 a	9.6 a	0.9 a	3.1 a	**	5.7 a	1.2 a
Summerland D.M.	n/u	n/u	**	**	**	**	**	**	**	**
Terrace CA	**	**	**	0.9 a	**	9.9 c	0.0 a	12.5 a	**	7.3 c
Vancouver CMA	1.2 a	1.1 a	1.2 a	1.3 a	1.6 a	1.7 a	1.9 a	1.8 a	1.3 a	1.4 a
Vernon CA	1.1 a	0.0 a	1.3 a	0.7 a	1.0 a	0.4 a	1.6 a	2.4 b	1.2 a	0.7 a
Victoria CMA	1.7 a	1.9 a	1.5 a	1.2 a	1.3 a	1.1 a	1.2 a	0.9 a	1.5 a	1.2 a
Williams Lake CA	11.0 a	**	0.6 a	0.5 a	0.0 b	2.5 a	**	**	0.4 a	1.9 a
British Columbia 10,000+	**1.9 a**	**1.5 a**	**1.6 a**	**1.6 a**	**2.3 a**	**1.9 a**	**2.6 a**	**2.0 a**	**1.9 a**	**1.7 a**

1Chilliwack data has been suppressed. In performing a quality review of survey results, data quality inconsistencies were identified for this centre that affect the October 2006 survey results.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent* by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Abbotsford CMA	9.7 a	3.6 c	4.1 a	5.0 c	3.0 a	4.8 c	2.9 a	**	3.6 a	4.8 c
Campbell River CA	++	5.9 c	5.7 a	4.7 b	5.2 a	6.9 a	6.4 a	4.2 a	5.0 a	6.3 a
Chilliwack CA (1)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Courtenay CA	4.6 d	6.7 b	3.9 a	5.5 a	2.6 a	6.9 a	2.0 c	9.8 a	3.1 a	6.8 a
Cranbrook CA	-2.7 a	4.0 c	0.9 a	6.1 a	1.5 a	5.1 a	1.7 a	3.9 a	0.9 a	5.7 a
Dawson Creek CA	10.9 c	22.5 a	8.6 c	24.2 d	9.8 c	24.0 d	**	41.6 a	9.0 b	23.1 a
Duncan CA	3.1 a	1.9 a	2.1 a	9.7 a	2.3 a	7.8 a	2.7 a	7.9 a	1.8 a	9.0 a
Fort St. John CA	6.0 a	**	9.6 a	8.2 a	9.3 a	8.1 a	8.2 c	**	9.8 a	8.3 a
Kamloops CA	7.4 a	4.6 a	7.8 a	10.1 a	8.1 a	8.4 a	7.0 a	8.9 a	7.7 a	8.9 a
Kamloops Zone 1-South Shore	5.5 a	6.6 a	5.6 a	10.0 a	7.2 a	8.0 a	5.6 a	12.2 a	6.2 a	8.7 a
Kamloops Zone 2-North Shore	11.3 a	-0.5 a	10.4 a	10.1 a	9.2 a	8.9 a	9.7 a	-0.4 a	9.7 a	9.2 a
Kelowna CMA	5.9 c	5.6 b	6.5 a	7.9 b	5.5 a	7.0 a	4.5 c	**	5.8 a	7.6 a
Kitimat CA	8.9 a	-7.7 a	0.0 a	-0.6 a	0.7 a	++	**	**	0.6 a	++
Nanaimo CA	4.4 c	++	3.7 b	2.1 b	4.0 a	1.5 b	**	++	3.7 a	2.1 a
Parksville CA	5.8 a	1.4 a	2.3 a	7.0 a	1.0 d	3.3 c	**	**	1.2 a	3.2 b
Penticton CA	8.6 a	2.7 c	6.6 a	4.4 b	7.2 a	4.2 b	2.4 a	6.2 a	6.6 a	4.4 b
Port Alberni CA	++	5.9 a	3.2 a	6.5 a	4.6 c	7.2 a	7.7 c	4.8 a	4.3 a	7.7 a
Powell River CA	3.5 a	32.7 a	5.5 a	9.7 a	5.7 a	9.9 a	4.7 a	**	5.2 a	10.6 a
Prince George CA	9.8 a	6.4 c	9.1 a	5.3 b	8.9 a	5.3 b	**	17.5 a	9.1 a	5.6 b
Prince George Zone 1-Downtown	12.2 c	5.0 b	7.9 b	4.6 b	5.8 b	4.8 c	0.4 a	**	7.8 b	4.9 b
Prince George Zone 2-Outlying	**	**	9.7 a	5.7 c	10.4 c	5.5 c	**	14.0 a	9.9 b	6.0 b
Prince Rupert CA	**	**	13.0 c	++	10.3 d	**	2.1 a	**	8.0 c	3.2 d
Quesnel CA	**	**	11.0 a	6.2 c	10.4 c	9.1 a	**	**	10.5 a	8.3 b
Salmon Arm CA	4.0 a	2.5 a	1.6 c	4.1 a	3.6 a	3.8 b	2.5 a	**	3.0 a	4.4 a
Squamish CA	0.9 a	6.1 a	2.1 a	6.7 a	0.9 a	13.3 a	**	**	0.9 a	12.5 a
Summerland D.M.	n/u	n/u	**	**	**	**	**	**	**	**
Terrace CA	**	**	++	9.1 b	**	8.2 b	5.2 a	8.6 a	1.9 c	7.1 b
Vancouver CMA	3.9 a	4.7 b	3.9 a	4.4 a	4.4 a	5.5 a	3.0 d	4.8 c	3.9 a	4.6 a
Vernon CA	4.7 a	5.7 a	6.6 b	6.4 a	4.4 a	7.5 a	4.9 a	3.4 d	5.0 a	7.1 a
Victoria CMA	4.2 b	6.7 a	3.8 a	5.4 a	4.1 a	4.5 a	**	5.6 c	3.9 a	5.0 a
Williams Lake CA	**	**	**	5.0 b	**	4.5 c	**	**	**	4.8 c
British Columbia 10,000+	**4.4 a**	**5.1 a**	**4.3 a**	**5.0 a**	**4.6 a**	**5.5 a**	**3.1 c**	**5.5 b**	**4.2 a**	**5.1 a**

1Chilliwack data has been suppressed. In performing a quality review of survey results, data quality inconsistencies were identified for this centre that affect the October 2006 survey results.

*The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA	n/u	n/u	**	**	0.8 a	**	0.9 a	16.5 a	1.1 a	7.1 a
Campbell River CA	**	**	3.9 a	2.2 a	1.3 a	0.7 a	0.0 a	0.0 a	1.6 a	0.9 a
Chilliwack CA (1)	n/u	**	n/s	**	n/s	1.1 a	n/s	2.7 a	n/s	2.1 a
Courtenay CA	n/u	n/u	**	**	1.4 a	1.9 a	0.0 a	0.0 a	0.8 a	1.1 a
Cranbrook CA	**	**	0.0 a	0.0 a	0.0 a	**	0.0 a	0.0 a	1.1 a	0.0 b
Dawson Creek CA	n/u	n/u	**	**	1.1 a	3.2 a	2.7 a	**	2.0 b	1.5 a
Duncan CA	n/u	n/u	0.0 a	1.7 a	3.0 a	4.3 a	1.4 a	1.4 a	1.5 a	2.5 a
Fort St. John CA	n/u	n/u	3.3 a	10.3 c	1.0 a	3.0 a	0.0 a	3.0 b	0.8 a	3.9 a
Kamloops CA	n/u	**	0.0 a	0.0 a	0.0 a	1.0 a	0.0 a	0.8 a	0.0 a	0.8 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	0.0 a	0.8 a	0.0 a	0.0 a	0.0 a	0.4 a
Kamloops Zone 2-North Shore	n/u	**	**	0.0 a	0.0 a	1.6 a	0.0 a	1.4 a	0.0 a	1.3 a
Kelowna CMA	n/u	n/u	3.3 a	4.1 a	0.6 a	1.0 a	1.1 a	1.1 a	0.9 a	1.2 a
Kitimat CA	n/u	n/u	n/u	n/u	**	44.4 a	**	16.0 a	**	26.0 a
Nanaimo CA	0.0 a	12.5 a	5.3 a	0.0 a	1.4 a	2.9 a	1.4 a	3.1 a	1.6 a	3.1 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	0.0 a	3.0 a	0.0 a	1.0 a	0.0 a
Port Alberni CA	n/u	**	**	**	2.3 a	0.0 a	0.0 a	2.0 a	0.6 a	1.3 a
Powell River CA	**	n/u	n/u	**	**	**	**	**	**	**
Prince George CA	**	**	**	0.0 a	5.6 d	1.4 d	1.7 a	1.7 a	3.8 c	1.3 a
Prince George Zone 1-Downtown	**	**	**	**	4.7 d	**	2.7 a	0.9 a	5.4 d	0.6 b
Prince George Zone 2-Outlying	n/u	n/u	**	**	**	2.9 a	**	3.1 a	1.6 c	2.3 a
Prince Rupert CA	n/u	n/u	**	**	**	**	**	**	**	**
Quesnel CA	n/u	n/u	25.0 a	8.4 a	**	**	**	9.9 c	**	9.3 c
Salmon Arm CA	n/u	n/u	**	**	**	**	**	**	0.0 a	0.0 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	0.0 a	0.0 a	0.0 a	0.0 a
Summerland D.M.	**	**	0.0 a	0.0 a	0.0 a	0.0 a	**	**	0.0 a	0.0 a
Terrace CA	n/u	n/u	**	**	1.2 a	0.0 a	10.1 a	2.9 a	5.1 a	1.3 a
Vancouver CMA	**	**	1.8 c	0.0 b	1.6 a	1.3 a	2.0 a	1.7 c	1.9 a	1.5 b
Vernon CA	**	**	4.2 a	0.0 a	1.9 a	0.0 a	0.0 a	0.0 c	2.0 a	0.5 a
Victoria CMA	**	**	0.8 a	0.8 a	0.5 a	0.0 a	0.3 a	0.5 a	0.4 a	0.4 a
Williams Lake CA	n/u	n/u	0.0 a	**	1.6 a	0.0 d	**	2.1 c	0.5 a	1.4 a
British Columbia 10,000+	**	4.4 d	3.0 b	1.8 a	1.6 a	1.6 a	3.1 a	2.4 a	2.6 a	2.1 a

1Chilliwack data has been suppressed. In performing a quality review of survey results, data quality inconsistencies were identified for this centre that affect the October 2006 survey results.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA	n/u	n/u	**	**	759 a	**	799 a	1,089 a	758 a	869 a
Campbell River CA	**	**	505 a	519 a	604 a	613 a	640 a	662 a	587 a	601 a
Chilliwack CA (1)	n/u	**	n/u	**	n/u	665 a	n/u	940 a	n/u	750 a
Courtenay CA	n/u	n/u	**	**	617 a	672 a	754 a	789 a	672 a	717 a
Cranbrook CA	**	n/s	488 a	531 a	591 a	655 a	644 a	692 a	607 a	668 a
Dawson Creek CA	n/u	n/u	**	**	648 a	901 a	719 a	1,045 a	686 a	968 a
Duncan CA	n/u	n/u	503 a	546 a	609 a	651 a	778 a	819 a	639 a	678 a
Fort St. John CA	n/u	n/u	623 a	702 a	1,025 a	943 a	1,102 a	1,065 a	1,013 a	973 a
Kamloops CA	n/u	**	440 a	472 a	749 a	803 a	929 a	973 a	837 a	877 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	810 a	860 a	1,073 a	1,189 a	927 a	1,007 a
Kamloops Zone 2-North Shore	n/u	**	**	459 a	629 a	680 a	810 a	805 a	733 a	737 a
Kelowna CMA	n/u	n/u	551 a	571 b	768 a	834 a	900 a	1,048 a	782 a	875 a
Kitimat CA	n/u	n/u	n/u	n/u	431 a	442 a	472 a	528 a	460 a	492 a
Nanaimo CA	430 a	434 a	534 a	564 a	737 a	753 a	825 a	849 a	740 a	751 a
Parksville CA	n/u	n/u	**	**	**	**	**	n/s	**	**
Penticton CA	**	**	**	**	693 c	767 a	786 a	903 a	737 c	804 a
Port Alberni CA	n/u	**	**	**	555 a	653 a	599 a	692 a	568 a	656 a
Powell River CA	**	n/u	n/u	**	**	**	**	**	**	**
Prince George CA	**	**	**	635 a	563 a	597 a	675 a	713 a	647 a	669 a
Prince George Zone 1-Downtown	**	**	**	**	564 a	605 a	605 a	656 a	591 a	620 a
Prince George Zone 2-Outlying	n/u	n/u	**	**	562 b	588 a	**	813 a	725 a	737 a
Prince Rupert CA	n/u	n/u	**	**	**	**	594 a	787 a	572 a	715 c
Quesnel CA	n/u	n/u	**	**	522 b	579 b	539 a	608 a	521 a	591 a
Salmon Arm CA	n/u	n/u	**	**	**	**	**	n/s	627 a	**
Squamish CA	n/u	n/u	n/u	n/u	**	**	797 a	796 a	783 a	793 a
Summerland D.M.	**	**	467 a	485 a	586 a	609 a	**	**	529 a	544 a
Terrace CA	n/u	n/u	**	**	581 a	585 a	582 a	599 a	575 a	587 a
Vancouver CMA	**	**	843 a	853 a	1,137 a	1,241 a	1,246 a	1,344 a	1,200 a	1,291 a
Vernon CA	**	**	465 a	539 a	650 a	715 a	761 a	770 a	626 a	682 a
Victoria CMA	**	**	619 a	648 a	912 a	948 a	1,338 a	1,381 a	1,081 a	1,114 a
Williams Lake CA	n/u	n/u	**	385 b	522 a	565 b	612 a	696 a	574 b	640 a
British Columbia 10,000+	**460 a**	**482 a**	**585 a**	**612 a**	**833 a**	**883 a**	**1,020 a**	**1,093 a**	**911 a**	**965 a**

1Chilliwack data has been suppressed. In performing a quality review of survey results, data quality inconsistencies were identified for this centre that affect the October 2006 survey results.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	n/u	n/u	**	**	**	**	18 a	109	19 a	269
Campbell River CA	**	**	1 a	45	1 a	134	0 a	40	2 a	222
Chilliwack CA	**	**	**	**	1 a	95	2 a	74	4 a	195
Courtenay CA	n/u	n/u	**	**	4 a	211	0 a	139	4 a	351
Cranbrook CA	**	**	0 a	15	**	101	0 a	124	0 b	241
Dawson Creek CA	n/u	n/u	**	**	3 a	96	**	105	3 a	204
Duncan CA	n/u	n/u	1 a	60	3 a	70	1 a	74	5 a	204
Fort St. John CA	n/u	n/u	6 c	59	6 a	205	7 b	238	19 a	502
Kamloops CA	**	**	0 a	22	2 a	195	2 a	258	4 a	477
Kamloops Zone 1-South Shore	n/u	n/u	**	**	1 a	133	0 a	113	1 a	248
Kamloops Zone 2-North Shore	**	**	0 a	20	1 a	62	2 a	145	3 a	229
Kelowna CMA	n/u	n/u	1 a	24	3 a	301	1 a	94	5 a	419
Kitimat CA	n/u	n/u	n/u	n/u	12 a	27	8 a	50	20 a	77
Nanaimo CA	1 a	8	0 a	20	4 a	137	2 a	64	7 a	229
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	0 a	119	0 a	65	0 a	199
Port Alberni CA	**	**	**	**	0 a	37	2 a	99	2 a	151
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	**
Prince George CA	**	**	0 a	55	1 d	73	3 a	180	4 a	310
Prince George Zone 1-Downtown	**	**	**	**	**	39	1 a	115	1 b	179
Prince George Zone 2-Outlying	n/u	n/u	**	**	1 a	34	2 a	65	3 a	131
Prince Rupert CA	n/u	n/u	**	**	**	**	**	68	**	90
Quesnel CA	n/u	n/u	1 a	13	**	30	14 c	139	17 c	182
Salmon Arm CA	n/u	n/u	**	**	**	**	**	**	0 a	19
Squamish CA	n/u	n/u	n/u	n/u	**	**	0 a	48	0 a	58
Summerland D.M.	**	**	0 a	37	0 a	35	**	**	0 a	74
Terrace CA	n/u	n/u	**	**	0 a	85	2 a	69	2 a	158
Vancouver CMA	**	**	0 b	119	12 a	897	33 c	1,909	45 b	2,931
Vernon CA	**	**	0 a	58	0 a	50	0 c	77	1 a	186
Victoria CMA	**	**	1 a	119	0 a	204	2 a	373	3 a	714
Williams Lake CA	n/u	n/u	**	12	0 d	53	3 c	127	3 a	192
British Columbia 10,000+	**2 d**	**46**	**14 a**	**798**	**54 a**	**3,336**	**110 a**	**4,540**	**181 a**	**8,720**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA	n/u	n/u	**	**	2.4 a	**	3.6 a	17.4 a	3.6 a	7.4 a
Campbell River CA	**	**	3.9 a	2.2 a	1.3 a	1.5 a	2.5 a	0.0 a	2.0 a	1.4 a
Chilliwack CA (1)	n/u	**	n/s	**	n/s	2.1 a	n/s	2.7 a	n/s	2.6 a
Courtenay CA	n/u	n/u	**	**	1.8 a	3.3 a	1.4 a	1.4 a	1.7 a	2.6 a
Cranbrook CA	**	**	5.9 a	0.0 a	1.0 a	**	1.5 a	0.0 a	2.6 a	0.0 b
Dawson Creek CA	n/u	n/u	**	**	1.1 a	3.2 a	2.7 a	**	2.0 b	1.5 a
Duncan CA	n/u	n/u	1.7 a	1.7 a	3.0 a	7.1 a	1.4 a	4.1 a	2.0 a	4.4 a
Fort St. John CA	n/u	n/u	5.0 a	12.1 c	1.0 a	3.5 b	1.3 a	3.4 b	1.6 a	4.5 a
Kamloops CA	n/u	**	0.0 a	0.0 a	0.0 a	1.0 a	0.0 a	1.6 a	0.0 a	1.3 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	0.0 a	0.8 a	0.0 a	0.0 a	0.0 a	0.4 a
Kamloops Zone 2-North Shore	n/u	**	**	0.0 a	0.0 a	1.6 a	0.0 a	2.8 a	0.0 a	2.2 a
Kelowna CMA	n/u	n/u	3.3 a	4.1 a	0.9 a	1.0 a	1.1 a	2.1 a	1.1 a	1.4 a
Kitimat CA	n/u	n/u	n/u	n/u	**	44.4 a	**	16.0 a	**	26.0 a
Nanaimo CA	0.0 a	12.5 a	5.3 a	0.0 a	2.1 a	5.1 a	1.4 a	7.8 a	2.0 a	5.7 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	0.9 a	0.8 a	3.0 a	1.5 a	1.5 a	1.0 a
Port Alberni CA	n/u	**	**	**	2.3 a	0.0 a	0.0 a	5.1 a	0.6 a	3.3 a
Powell River CA	**	n/u	n/u	**	**	**	**	**	**	**
Prince George CA	**	**	**	0.0 a	5.6 d	1.4 d	2.3 a	3.4 a	4.1 c	2.3 a
Prince George Zone 1-Downtown	**	**	**	**	4.7 d	**	3.6 a	0.9 a	6.0 c	0.6 b
Prince George Zone 2-Outlying	n/u	n/u	**	**	**	2.9 a	**	7.7 a	1.6 c	4.6 a
Prince Rupert CA	n/u	n/u	**	**	**	**	**	**	**	**
Quesnel CA	n/u	n/u	25.0 a	8.4 a	3.8 d	**	**	9.9 c	**	9.3 c
Salmon Arm CA	n/u	n/u	**	**	**	**	**	**	0.0 a	0.0 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	4.2 a	0.0 a	3.4 a	0.0 a
Summerland D.M.	**	**	7.7 a	0.0 a	4.5 a	0.0 a	**	**	5.9 a	0.0 a
Terrace CA	n/u	n/u	**	**	1.2 a	0.0 a	10.1 a	2.9 a	5.1 a	1.3 a
Vancouver CMA	**	**	1.8 c	1.4 a	1.9 a	1.6 b	2.8 a	1.8 b	2.5 a	1.7 b
Vernon CA	**	**	5.6 a	0.0 a	3.8 a	0.0 a	0.0 a	0.0 c	3.0 a	0.5 a
Victoria CMA	**	**	1.7 a	0.8 a	1.5 a	0.5 a	1.3 a	1.9 a	1.4 a	1.3 a
Williams Lake CA	n/u	n/u	0.0 a	**	1.6 a	0.0 d	**	2.1 c	0.5 a	1.4 a
British Columbia 10,000+	**	4.4 d	4.3 b	2.2 a	2.1 a	2.1 a	3.9 a	3.0 a	3.3 a	2.6 a

1Chilliwack data has been suppressed. In performing a quality review of survey results, data quality inconsistencies were identified for this centre that affect the October 2006 survey results.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent* by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Abbotsford CMA	n/u	n/u	**	**	5.4 a	**	-22.8 a	**	-5.6 a	**
Campbell River CA	**	**	7.1 a	2.9 a	7.1 a	2.0 a	2.7 a	3.0 a	5.7 a	2.7 a
Chilliwack CA (1)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Courtenay CA	n/u	n/u	**	**	6.4 a	6.3 a	4.0 b	4.1 a	6.1 a	6.4 a
Cranbrook CA	**	**	**	**	2.7 a	**	3.4 c	8.6 a	2.4 a	9.7 a
Dawson Creek CA	n/u	n/u	**	**	**	38.0 a	7.6 a	**	7.1 b	40.9 a
Duncan CA	n/u	n/u	-0.7 a	10.2 a	2.0 a	8.8 a	2.3 a	**	1.8 a	7.0 a
Fort St. John CA	n/u	n/u	6.6 a	**	**	++	27.2 a	++	24.1 a	++
Kamloops CA	n/u	**	9.6 a	-1.2 a	6.2 a	9.2 a	10.6 a	5.1 a	9.7 a	6.9 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	7.3 a	8.3 a	10.9 a	7.5 a	9.8 a	8.7 a
Kamloops Zone 2-North Shore	n/u	**	**	-3.5 a	4.0 a	11.1 a	10.3 a	2.4 a	9.5 a	4.8 a
Kelowna CMA	n/u	n/u	5.5 a	**	5.4 a	10.0 c	7.6 a	16.3 d	5.8 a	10.6 d
Kitimat CA	n/u	n/u	n/u	n/u	**	10.0 a	++	++	++	**
Nanaimo CA	**	-2.3 a	5.8 d	8.6 a	4.3 a	2.3 a	3.0 a	1.9 a	4.1 a	2.0 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	2.8 a	3.1 a	7.6 a	**	8.3 a
Port Alberni CA	n/u	**	**	**	0.3 a	16.8 a	5.2 a	16.5 a	3.4 a	15.2 a
Powell River CA	**	n/u	n/u	**	**	**	**	**	**	**
Prince George CA	**	**	**	4.5 a	**	**	**	**	**	6.5 a
Prince George Zone 1-Downtown	**	**	**	**	**	**	1.7 a	**	**	**
Prince George Zone 2-Outlying	n/u	n/u	**	**	**	13.9 a	**	1.3 a	9.5 b	4.2 a
Prince Rupert CA	n/u	n/u	**	**	**	**	**	**	**	**
Quesnel CA	n/u	n/u	**	**	**	**	**	16.7 d	8.6 c	**
Salmon Arm CA	n/u	n/u	**	**	**	**	**	**	2.1 a	**
Squamish CA	n/u	n/u	n/u	n/u	**	**	**	0.8 a	**	1.9 a
Summerland D.M.	**	**	4.4 a	1.6 a	++	**	**	**	++	4.4 a
Terrace CA	n/u	n/u	**	**	4.1 a	0.1 a	-0.8 a	3.0 a	1.7 a	1.8 a
Vancouver CMA	**	**	2.1 c	1.5 c	2.4 a	**	3.3 b	3.8 d	2.9 a	4.0 d
Vernon CA	**	**	1.0 a	9.9 a	3.0 a	12.4 a	6.6 a	**	4.1 a	6.7 a
Victoria CMA	**	**	3.8 b	4.2 a	7.5 a	3.9 a	7.1 a	6.5 a	7.4 a	5.1 a
Williams Lake CA	n/u	n/u	**	**	**	**	**	**	**	**
British Columbia 10,000+	**5.1 d**	**++**	**3.7 b**	**4.2 a**	**5.6 a**	**7.1 b**	**5.4 a**	**7.6 b**	**5.2 a**	**7.1 a**

1Chilliwack data has been suppressed. In performing a quality review of survey results, data quality inconsistencies were identified for this centre that affect the October 2006 survey results.

*The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA	3.2 a	3.3 b	1.8 a	2.2 a	2.0 a	1.8 a	0.7 a	12.1 c	1.9 a	2.4 a
Campbell River CA	6.3 a	2.2 a	3.7 a	4.3 a	3.5 a	2.5 a	1.2 a	0.0 a	3.5 a	3.0 a
Chilliwack CA (1)	n/s	4.6 c	n/s	2.1 a	n/s	0.7 a	n/s	1.4 a	n/s	1.5 a
Courtenay CA	0.0 c	0.8 a	1.1 a	0.8 a	1.2 a	0.5 a	0.4 a	0.8 a	1.0 a	0.6 a
Cranbrook CA	19.4 a	0.0 a	0.9 a	0.3 a	0.6 a	0.0 b	0.5 a	0.0 a	1.1 a	0.1 a
Dawson Creek CA	3.2 b	2.8 a	2.1 b	2.6 a	2.1 b	2.2 a	3.5 b	2.2 a	2.4 a	2.4 a
Duncan CA	1.4 a	0.0 a	2.0 a	2.6 a	2.1 a	1.7 a	0.9 a	1.8 a	1.9 a	2.1 a
Fort St. John CA	0.0 a	**	0.9 a	6.2 a	1.1 a	2.4 a	0.0 b	3.5 b	0.8 a	3.9 a
Kamloops CA	0.6 a	0.6 a	1.2 a	0.6 a	0.6 a	0.4 a	0.3 a	0.6 a	0.8 a	0.5 a
Kamloops Zone 1-South Shore	0.7 a	0.0 a	0.1 a	0.3 a	0.0 a	0.2 a	0.5 a	0.0 a	0.1 a	0.2 a
Kamloops Zone 2-North Shore	0.0 a	3.4 a	2.5 a	1.0 a	1.3 a	0.7 a	0.0 a	1.2 a	1.7 a	0.9 a
Kelowna CMA	0.0 b	0.0 c	0.7 a	0.1 a	0.6 a	0.1 a	0.9 a	0.4 a	0.7 a	0.1 a
Kitimat CA	39.1 a	37.4 a	31.9 a	23.9 a	35.6 a	21.4 d	38.2 a	10.4 a	35.2 a	21.5 a
Nanaimo CA	6.0 c	1.8 b	0.9 a	0.7 a	1.9 a	1.2 a	2.6 b	2.8 b	1.9 a	1.1 a
Parksville CA	0.0 a	0.0 a	0.9 a	0.0 a	0.7 a	0.2 a	0.0 a	0.0 a	0.7 a	0.2 a
Penticton CA	3.5 a	1.4 a	1.4 a	0.6 a	1.9 a	0.7 a	2.4 a	0.0 a	1.8 a	0.7 a
Port Alberni CA	4.7 a	3.5 a	5.6 a	3.6 a	3.8 a	2.6 a	0.7 a	1.6 a	4.2 a	3.0 a
Powell River CA	0.0 a	0.0 a	0.7 a	0.0 a	2.5 a	1.9 a	3.8 a	**	1.7 a	0.8 a
Prince George CA	7.3 c	2.7 a	4.9 d	2.4 a	1.4 a	1.7 a	0.7 a	0.9 a	2.7 b	1.9 a
Prince George Zone 1-Downtown	9.3 c	3.5 b	9.6 c	3.8 a	2.4 a	1.7 b	1.8 a	0.6 a	5.6 b	2.5 a
Prince George Zone 2-Outlying	4.5 d	1.4 a	1.4 a	1.4 a	0.9 a	1.8 b	0.2 b	1.0 a	1.1 a	1.5 a
Prince Rupert CA	**	**	18.4 a	10.9 a	16.0 a	18.5 d	34.1 a	12.7 d	22.4 a	14.7 c
Quesnel CA	13.3 a	**	6.8 a	4.0 c	9.6 c	4.6 b	**	**	9.9 b	5.2 b
Salmon Arm CA	18.2 a	0.0 a	2.4 a	0.0 a	0.0 a	0.0 a	0.0 a	0.0 a	1.6 a	0.0 a
Squamish CA	0.0 a	0.0 a	4.6 a	0.0 a	6.4 a	0.8 a	1.2 a	0.0 a	3.8 a	0.3 a
Summerland D.M.	**	**	0.0 a	0.0 a	0.0 c	0.0 c	**	**	0.0 c	0.0 c
Terrace CA	**	**	**	0.9 a	12.5 d	7.0 c	7.6 a	5.4 a	12.7 d	5.5 b
Vancouver CMA	0.5 a	0.5 a	0.7 a	0.7 a	1.0 a	1.0 a	1.6 a	1.4 a	0.8 a	0.8 a
Vernon CA	0.0 a	1.1 a	1.1 a	0.3 a	0.5 a	0.3 a	0.0 a	0.5 a	0.7 a	0.3 a
Victoria CMA	0.4 a	0.8 a	0.6 a	0.6 a	0.4 a	0.4 a	0.2 a	0.6 a	0.5 a	0.5 a
Williams Lake CA	11.0 a	**	0.5 a	0.5 a	0.3 a	2.2 a	0.0 d	2.5 c	0.4 a	1.8 a
British Columbia 10,000+	**1.1 a**	**0.9 a**	**1.0 a**	**0.9 a**	**1.5 a**	**1.2 a**	**2.6 a**	**1.8 a**	**1.2 a**	**1.0 a**

1Chilliwack data has been suppressed. In performing a quality review of survey results, data quality inconsistencies were identified for this centre that affect the October 2006 survey results.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA	494 a	520 a	584 a	611 a	722 a	753 a	794 a	1,020 a	660 a	689 a
Campbell River CA	416 a	454 a	506 a	526 a	585 a	621 a	654 a	678 a	558 a	588 a
Chilliwack CA (1)	n/u	467 a	n/u	571 a	n/u	708 a	n/u	852 a	n/u	642 a
Courtenay CA	399 b	449 a	523 a	553 a	617 a	658 a	689 a	736 a	593 a	628 a
Cranbrook CA	399 a	378 b	477 a	501 a	569 a	603 a	646 a	691 a	550 a	585 a
Dawson Creek CA	461 a	541 a	522 a	649 a	640 a	821 a	721 a	1,021 a	589 a	754 a
Duncan CA	433 a	448 a	495 a	547 a	604 a	639 a	761 a	801 a	557 a	598 a
Fort St. John CA	533 a	572 a	641 a	706 a	841 a	858 a	1,076 a	1,057 a	795 a	825 a
Kamloops CA	500 a	532 a	564 a	616 a	688 a	740 a	889 a	951 a	646 a	699 a
Kamloops Zone 1-South Shore	511 a	550 a	590 a	646 a	733 a	787 a	974 a	1,096 a	680 a	740 a
Kamloops Zone 2-North Shore	449 a	454 a	530 a	576 a	630 a	681 a	792 a	791 a	600 a	644 a
Kelowna CMA	524 a	568 a	660 a	714 a	796 a	845 a	861 a	994 a	740 a	794 a
Kitimat CA	382 a	369 a	411 a	410 a	472 a	480 a	484 a	516 a	456 a	458 a
Nanaimo CA	455 a	460 a	563 a	580 a	687 a	705 a	817 a	824 a	620 a	633 a
Parksville CA	449 a	443 a	545 a	557 a	611 a	625 a	764 a	758 b	597 a	606 a
Penticton CA	460 a	475 a	550 a	578 a	668 a	698 a	781 a	894 a	607 a	638 a
Port Alberni CA	374 a	409 a	416 a	449 a	539 a	581 a	590 a	681 a	484 a	527 a
Powell River CA	393 a	474 a	480 a	526 a	542 a	591 a	620 a	714 b	516 a	567 a
Prince George CA	469 a	501 a	537 a	556 a	619 a	640 a	676 a	822 a	595 a	637 a
Prince George Zone 1-Downtown	481 a	517 a	535 a	548 a	599 a	622 a	631 a	684 a	569 a	589 a
Prince George Zone 2-Outlying	449 a	470 a	539 a	561 a	630 a	649 a	695 a	868 a	610 a	664 a
Prince Rupert CA	393 a	436 a	506 a	505 a	584 a	622 a	593 a	704 b	541 a	579 a
Quesnel CA	361 b	367 b	409 a	426 a	485 a	531 a	548 a	608 a	473 a	511 a
Salmon Arm CA	411 a	417 a	529 a	553 a	650 a	693 a	673 a	**	591 a	625 a
Squamish CA	444 a	525 a	613 a	669 a	707 a	768 a	782 a	868 a	664 a	746 a
Summerland D.M.	**	**	476 a	501 a	579 a	639 a	**	**	538 a	571 a
Terrace CA	410 a	417 a	445 a	490 a	534 a	569 a	589 a	608 a	516 a	549 a
Vancouver CMA	701 a	735 a	816 a	846 a	1,048 a	1,090 a	1,233 a	1,286 a	876 a	908 a
Vernon CA	435 a	463 a	539 a	587 a	653 a	702 a	726 a	746 a	603 a	646 a
Victoria CMA	561 a	589 a	680 a	715 a	875 a	908 a	1,168 a	1,210 a	742 a	775 a
Williams Lake CA	**	426 c	456 a	495 a	542 a	621 a	622 a	708 a	535 a	603 a
British Columbia 10,000+	**650 a**	**681 a**	**754 a**	**783 a**	**882 a**	**919 a**	**1,011 a**	**1,071 a**	**797 a**	**829 a**

1Chilliwack data has been suppressed. In performing a quality review of survey results, data quality inconsistencies were identified for this centre that affect the October 2006 survey results.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2007 by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	4 b	132	39 a	1,820	36 a	1,956	18 c	149	98 a	4,057
Campbell River CA	1 a	45	18 a	414	18 a	710	0 a	79	37 a	1,248
Chilliwack CA	4 c	91	27 a	1,326	9 a	1,252	2 a	138	42 a	2,807
Courtenay CA	1 a	128	4 a	518	6 a	1,211	2 a	259	13 a	2,116
Cranbrook CA	0 a	16	1 a	317	0 b	630	0 a	172	1 a	1,135
Dawson Creek CA	2 a	70	11 a	427	8 a	360	3 a	135	24 a	993
Duncan CA	0 a	69	19 a	733	11 a	644	2 a	110	32 a	1,556
Fort St. John CA	**	60	40 a	642	22 a	921	9 b	265	73 a	1,888
Kamloops CA	1 a	157	10 a	1,611	7 a	1,722	2 a	350	20 a	3,840
Kamloops Zone 1-South Shore	0 a	128	3 a	911	2 a	959	0 a	184	5 a	2,182
Kamloops Zone 2-North Shore	1 a	29	7 a	700	5 a	763	2 a	166	15 a	1,658
Kelowna CMA	0 c	135	2 a	1,762	3 a	2,343	1 a	229	6 a	4,469
Kitimat CA	10 a	28	49 a	207	79 d	371	8 a	77	147 a	682
Nanaimo CA	5 b	283	12 a	1,666	18 a	1,487	5 b	180	41 a	3,616
Parksville CA	0 a	18	0 a	115	1 a	424	0 a	17	1 a	574
Penticton CA	2 a	144	6 a	955	7 a	983	0 a	83	15 a	2,165
Port Alberni CA	2 a	57	16 a	442	11 a	426	2 a	123	31 a	1,048
Powell River CA	0 a	9	0 a	290	5 a	261	**	47	5 a	607
Prince George CA	8 a	282	29 a	1,193	27 a	1,562	6 a	698	70 a	3,736
Prince George Zone 1-Downtown	6 b	177	18 a	484	9 b	513	1 a	181	34 a	1,356
Prince George Zone 2-Outlying	1 a	105	10 a	709	19 b	1,049	5 a	517	35 a	2,380
Prince Rupert CA	**	58	29 a	268	49 d	265	16 d	129	106 c	719
Quesnel CA	**	15	9 c	224	15 b	338	**	153	38 b	729
Salmon Arm CA	0 a	11	0 a	168	0 a	204	0 a	12	0 a	395
Squamish CA	0 a	27	0 a	78	1 a	124	0 a	75	1 a	304
Summerland D.M.	**	**	0 a	47	0 c	57	**	**	0 c	107
Terrace CA	**	30	1 a	116	20 c	288	5 a	93	29 b	527
Vancouver CMA	65 a	12,224	434 a	65,152	259 a	25,724	59 a	4,145	817 a	107,246
Vernon CA	1 a	91	2 a	791	2 a	798	1 a	201	6 a	1,882
Victoria CMA	22 a	2,668	77 a	13,327	27 a	7,238	5 a	817	131 a	24,049
Williams Lake CA	**	4	1 a	216	9 a	414	4 c	154	14 a	789
British Columbia 10,000+	**146 a**	**16,853**	**837 a**	**94,825**	**651 a**	**52,711**	**164 a**	**8,894**	**1,797 a**	**173,284**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA	5.5 a	4.1 b	3.4 a	3.4 a	3.6 a	3.1 a	3.3 a	12.8 c	3.6 a	3.6 a
Campbell River CA	6.3 a	2.2 a	4.4 a	4.8 a	4.4 a	3.7 a	2.3 a	0.0 a	4.4 a	3.8 a
Chilliwack CA (1)	n/s	7.9 b	n/s	3.7 a	n/s	2.0 a	n/s	3.7 b	n/s	3.1 a
Courtenay CA	0.0 c	0.8 a	2.5 a	1.9 a	1.7 a	1.3 a	1.6 a	3.5 a	1.9 a	1.7 a
Cranbrook CA	22.6 a	0.0 a	3.5 a	0.3 a	1.7 a	0.0 b	2.2 a	0.0 a	2.8 a	0.1 a
Dawson Creek CA	3.2 b	2.8 a	2.1 b	2.6 a	2.1 b	2.2 a	3.5 b	2.2 a	2.4 a	2.4 a
Duncan CA	1.4 a	4.3 a	2.5 a	4.2 a	2.6 a	2.6 a	1.8 a	3.6 a	2.4 a	3.5 a
Fort St. John CA	1.4 a	**	3.1 a	8.3 a	1.6 a	4.0 a	1.5 a	3.9 b	2.1 a	5.4 a
Kamloops CA	0.6 a	0.6 a	1.3 a	0.6 a	0.6 a	0.4 a	0.3 a	1.1 a	0.9 a	0.6 a
Kamloops Zone 1-South Shore	0.7 a	0.0 a	0.2 a	0.3 a	0.0 a	0.2 a	0.5 a	0.0 a	0.2 a	0.2 a
Kamloops Zone 2-North Shore	0.0 a	3.4 a	2.7 a	1.0 a	1.3 a	0.7 a	0.0 a	2.4 a	1.8 a	1.0 a
Kelowna CMA	0.8 d	0.8 d	1.3 a	0.5 a	0.9 a	0.4 a	0.9 a	0.9 a	1.1 a	0.5 a
Kitimat CA	39.1 a	37.4 a	31.9 a	23.9 a	35.6 a	21.4 d	38.2 a	10.4 a	35.2 a	21.5 a
Nanaimo CA	8.0 c	3.2 b	3.0 a	2.0 a	3.2 a	2.6 a	3.2 b	5.0 c	3.5 a	2.5 a
Parksville CA	0.0 a	5.6 a	1.7 a	1.7 a	1.2 a	1.2 a	0.0 a	0.0 a	1.2 a	1.4 a
Penticton CA	4.8 a	2.1 a	2.4 a	1.9 a	2.5 a	0.9 a	2.4 a	1.2 a	2.6 a	1.4 a
Port Alberni CA	4.7 a	7.0 a	6.5 a	4.5 a	4.4 a	3.8 a	0.7 a	5.7 a	4.8 a	4.5 a
Powell River CA	0.0 a	0.0 a	3.1 a	0.7 a	3.3 a	3.5 a	3.8 a	**	3.2 a	1.8 a
Prince George CA	7.7 b	3.1 b	5.5 c	3.5 a	2.6 a	2.6 a	1.0 a	1.6 a	3.5 b	2.7 a
Prince George Zone 1-Downtown	10.0 b	3.5 b	10.2 d	4.9 a	4.0 a	2.7 a	3.0 a	0.6 a	6.7 b	3.3 b
Prince George Zone 2-Outlying	4.5 d	2.3 b	2.1 b	2.6 b	1.9 b	2.6 a	0.2 b	2.0 a	1.7 b	2.4 a
Prince Rupert CA	**	**	18.4 a	10.9 a	16.0 a	18.5 d	34.1 a	12.7 d	22.4 a	14.7 c
Quesnel CA	13.3 a	**	9.5 a	4.9 c	10.8 c	5.5 b	**	**	11.4 c	5.9 b
Salmon Arm CA	18.2 a	0.0 a	3.6 a	0.6 a	1.6 a	0.0 a	7.7 a	8.3 a	3.1 a	0.5 a
Squamish CA	0.0 a	3.7 a	4.6 a	0.0 a	8.8 a	0.8 a	3.8 a	1.3 a	5.3 a	1.0 a
Summerland D.M.	**	**	6.1 a	0.0 a	3.0 c	0.0 c	**	**	4.2 b	0.0 c
Terrace CA	**	**	**	0.9 a	12.5 d	7.0 c	7.6 a	5.4 a	12.7 d	5.5 b
Vancouver CMA	1.2 a	1.1 a	1.2 a	1.3 a	1.6 a	1.7 a	2.3 a	1.8 a	1.4 a	1.4 a
Vernon CA	1.1 a	1.1 a	1.7 a	0.6 a	1.2 a	0.4 a	1.0 a	1.5 b	1.4 a	0.6 a
Victoria CMA	1.7 a	1.9 a	1.5 a	1.2 a	1.3 a	1.0 a	1.2 a	1.3 a	1.5 a	1.2 a
Williams Lake CA	11.0 a	**	0.5 a	0.5 a	0.3 a	2.2 a	0.0 d	2.5 c	0.4 a	1.8 a
British Columbia 10,000+	**1.9 a**	**1.5 a**	**1.6 a**	**1.6 a**	**2.2 a**	**1.9 a**	**3.3 a**	**2.5 a**	**1.9 a**	**1.7 a**

1Chilliwack data has been suppressed. In performing a quality review of survey results, data quality inconsistencies were identified for this centre that affect the October 2006 survey results.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent* by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Abbotsford CMA	9.7 a	3.6 c	4.1 a	4.8 c	3.1 a	4.5 c	-1.8 a	**	3.0 a	5.4 c
Campbell River CA	1.0 d	6.4 c	5.9 a	4.4 b	5.6 a	6.1 a	5.7 a	3.9 a	5.1 a	5.6 a
Chilliwack CA (1)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Courtenay CA	4.6 d	6.7 b	3.9 a	5.5 a	3.2 a	6.8 a	2.8 a	7.6 a	3.6 a	6.7 a
Cranbrook CA	++	**	1.1 a	6.3 a	1.7 a	5.9 a	2.7 b	6.4 a	1.2 a	6.5 a
Dawson Creek CA	10.9 c	22.5 a	8.5 c	24.1 d	9.2 b	27.0 a	8.7 a	42.3 a	8.6 b	27.1 a
Duncan CA	3.1 a	1.9 a	2.0 a	9.7 a	2.3 a	7.9 a	2.6 a	6.7 b	1.8 a	8.7 a
Fort St. John CA	6.0 a	**	9.5 a	8.6 a	13.6 a	5.6 b	19.9 a	++	13.5 a	6.2 b
Kamloops CA	7.4 a	4.6 a	7.8 a	9.9 a	7.9 a	8.5 a	8.8 a	7.0 a	7.9 a	8.7 a
Kamloops Zone 1-South Shore	5.5 a	6.6 a	5.6 a	10.1 a	7.2 a	8.0 a	7.9 a	10.1 a	6.6 a	8.7 a
Kamloops Zone 2-North Shore	11.3 a	-0.5 a	10.4 a	9.7 a	8.8 a	9.1 a	10.0 a	1.4 a	9.7 a	8.6 a
Kelowna CMA	5.9 c	5.6 b	6.5 a	7.8 b	5.5 a	7.3 a	5.1 b	8.9 c	5.8 a	7.9 a
Kitimat CA	8.9 a	-7.7 a	0.0 a	-0.6 a	1.0 a	++	1.4 d	++	0.9 a	++
Nanaimo CA	4.3 c	++	3.8 b	2.3 b	4.1 a	1.6 b	2.4 c	**	3.7 a	2.1 a
Parksville CA	5.8 a	1.4 a	2.4 a	6.9 c	1.4 a	3.3 c	++	**	1.4 a	3.2 c
Penticton CA	8.7 a	2.7 c	6.6 a	4.4 b	7.1 a	4.2 b	2.9 a	7.2 a	6.5 a	4.7 a
Port Alberni CA	++	5.9 a	3.1 a	6.5 a	4.2 c	8.2 a	6.5 a	10.3 a	4.1 a	8.8 a
Powell River CA	4.9 a	32.7 a	5.5 a	9.7 a	5.5 a	9.7 a	4.7 a	**	5.0 a	10.3 a
Prince George CA	9.8 a	6.4 c	9.0 a	5.3 b	8.4 a	5.9 b	**	15.1 a	8.8 a	5.7 b
Prince George Zone 1-Downtown	12.2 c	4.9 c	7.9 b	4.6 b	5.4 b	5.8 b	0.8 a	**	6.9 b	5.5 a
Prince George Zone 2-Outlying	**	**	9.5 a	5.7 c	10.1 c	5.9 c	**	12.5 a	9.8 b	5.8 b
Prince Rupert CA	**	**	12.8 c	++	9.9 c	**	2.7 b	**	7.5 c	5.0 d
Quesnel CA	**	**	10.5 a	7.2 c	11.2 c	9.6 b	**	**	10.1 a	10.2 c
Salmon Arm CA	4.0 a	2.5 a	1.6 c	4.1 a	3.5 a	3.9 b	2.4 a	**	2.9 a	4.4 a
Squamish CA	0.9 a	6.1 a	2.1 a	6.7 a	0.9 a	13.0 a	++	14.8 a	1.3 a	10.6 a
Summerland D.M.	**	**	3.8 a	2.5 a	**	**	**	**	++	**
Terrace CA	**	**	++	9.3 b	2.3 c	6.1 b	2.5 a	5.6 a	1.9 c	5.4 b
Vancouver CMA	3.9 a	4.7 b	3.9 a	4.4 a	4.4 a	5.5 a	3.1 c	4.6 c	3.9 a	4.6 a
Vernon CA	4.7 a	5.8 a	6.1 b	6.7 a	4.3 a	7.7 a	5.3 a	3.4 d	4.9 a	7.0 a
Victoria CMA	4.1 b	6.6 a	3.8 a	5.4 a	4.2 a	4.5 a	2.3 b	5.7 b	4.0 a	5.0 a
Williams Lake CA	**	**	**	4.7 b	3.3 d	4.9 b	**	**	4.1 c	7.7 c
British Columbia 10,000+	**4.4 a**	**5.1 a**	**4.3 a**	**5.0 a**	**4.6 a**	**5.6 a**	**3.6 b**	**5.9 b**	**4.3 a**	**5.2 a**

1Chilliwack data has been suppressed. In performing a quality review of survey results, data quality inconsistencies were identified for this centre that affect the October 2006 survey results.

*The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

4.1.1* Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) British Columbia - October 2007

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-06	Oct-07	Oct-06	Oct-07
Vancouver CMA	0.4 a	0.2 a	0.7 a	0.7 a

1Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or Data Reliability Tables Appendix links for more details

4.1.2* Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type British Columbia - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Vancouver CMA	**	735 a	1,079 b	846 a	1,435 b	1,084 a	**	1,234 a

1Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or Data Reliability Tables Appendix links for more details

4.1.3* Rental Condominium Apartments - Average Rents ($) by Bedroom Type British Columbia - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Vancouver CMA	**	**	935 b	1,079 b	1,252 b	1,435 b	1,380 d	**	1,122 b	1,290 b

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

4.3.1* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments British Columbia - October 2007

Condo Sub Area	Condominium Universe		Rental Units		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Vancouver CMA	130,177	140,594	28,567 a	31,382 a	21.9 a	22.3 a	0.4 a	0.2 a

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

5.1* Secondary Rented Unit[1] Average Rents ($) by Dwelling Type British Columbia - October 2007

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA										
Single Detached	n/a	n/s	n/a	**	n/a	853 c	n/a	1,081 a	n/a	982 b
Semi detached, Row and Duplex	n/a	n/s	n/a	**	n/a	719 c	n/a	868 c	n/a	820 b
Other-Primarily Accessory Suites	n/a	n/s	n/a	567 b	n/a	696 b	n/a	**	n/a	696 b
Total	n/a	n/s	n/a	612 c	n/a	736 b	n/a	1,005 a	n/a	840 a
Kelowna CMA										
Single Detached	n/a	n/s	n/a	**	n/a	1,033 b	n/a	1,148 b	n/a	1,081 b
Semi detached, Row and Duplex	n/a	n/s	n/a	**	n/a	905 d	n/a	1,011 b	n/a	943 b
Other-Primarily Accessory Suites	n/a	n/s	n/a	667 b	n/a	819 b	n/a	**	n/a	790 b
Total	n/a	**	n/a	681 d	n/a	925 b	n/a	1,099 a	n/a	962 a
Vancouver CMA										
Single Detached	n/s	n/s	**	**	**	950 b	1,311 b	1,305 b	1,180 b	1,166 b
Semi detached, Row and Duplex	n/s	n/s	**	**	983 d	1,055 d	**	1,102 b	1,035 c	1,047 b
Other-Primarily Accessory Suites	**	**	669 b	636 b	906 c	847 b	1,149 c	1,198 d	**	793 b
Total	**	**	660 b	715 c	965 b	928 b	**	1,207 b	1,016 b	984 a

1Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

5.2* Estimated Number of Households in Secondary Rented Units [1] by Dwelling Type British Columbia - October 2007

	Estimated Number of Secondary Households in Secondary Rented Units[1]			
	Oct-06		Oct-07	
Abbotsford CMA				
Single Detached	n/a		3,471	b
Semi detached, Row and Duplex	n/a		1,982	b
Other-Primarily Accessory Suites	n/a		2,455	b
Total	n/a		7,909	a
Kelowna CMA				
Single Detached	n/a		3,477	b
Semi detached, Row and Duplex	n/a		2,748	a
Other-Primarily Accessory Suites	n/a		1,943	d
Total	n/a		8,167	a
Vancouver CMA				
Single Detached	27,975	b	33,724	b
Semi detached, Row and Duplex	**		30,285	c
Other-Primarily Accessory Suites	33,525	b	33,943	b
Total	**		97,952	a

1Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units ininstitutions, and any dwelling whose type could not be identified in the survey.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2007, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Kelowna, Toronto and Vancouver.

DEFINITIONS

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Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2006 data presented in this publication is based on Statistics Canada's 2001 Census area definitions. October 2007 data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

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Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household incomes for 2006 and 2007.

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